

DELIVERING NORTHSTOWE

NS/27 – Construction strategy

Establishes sustainable and considerate construction principles to limit the effect of construction and the materials and road traffic it generates on the surrounding settlements. The policy also requires that any initial phases of the development are connected by public transport and other sustainable transport infrastructure.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	+	+	Supported by requirement to retain construction spoil on site (re-using it in landscaping as appropriate) rather than generating extra road haulage traffic.
1.3 Limit water consumption to sustainable levels	~	~	~	Not mentioned explicitly in spite of potential consumption requirement for on-site processes and need to use water to limit threat of dust contamination.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	Benefit indirectly from considerate contractor schemes.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	Safeguarding of key heritage assets is addressed separately by policy NS/21.
3.2 Maintain diversity and distinctiveness of landscape	+	+	+	Policy reflects experience at Cambourne and seeks to

and townscape				balance the need to keep spoil on site as far as possible while disposing of it in a manner that does not create unsightly or alien features. It is not clear whether there is scope to use some of it to landscape new developments to the west of Longstanton (see Core Strategy policies SP/1, SP/4, SP/7 and SP/13).
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(?)	(+)	(++)	Appears to contribute by reducing emissions from haulage traffic and in adopting construction site management practices that should minimise potential impacts on residents. However the need to avoid settlements suggests access will be made via the A14 and it is not clear what junction improvements will exist to enable this to occur safely.
4.2 Minimise waste production and support recycling	+	+	+	Supports recycling of spoil however it would be helpful if the policy referred to Core Strategy policy DP/6 which is more specific about sustainable construction and management methods.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	However it will be important that site management does not impede natural drainage structures thereby possibly increasing flood risk locally.
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of	+	+	+	Aims to coordinate construction of dwellings with provision of community service to ensure even the first occupants have

services and facilities				adequate local infrastructure.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: A straightforward policy seeking to coordinate provision of infrastructure and dwellings and to ensure that the effects of construction are minimised on residents of the new settlement and the adjacent villages. Part a) of the policy text requires construction traffic to avoid all local villages, however the limited number of access routes to the site suggest this will be difficult to deliver in practice except via the two new access roads linking the south-west of the settlement to the A14. Any benefit in reducing impact on local settlements appears to be offset by the impact on traffic on the trunk road.				
Summary of mitigation proposals: The policy or supporting text could make clear reference to Core Strategy policy DP/6 on sustainable construction which contains more specific statements about the approach and controls that would be required. In particular the need to limit impacts on dust and water contamination need to be explicit. The policy should also make provision for integrating any early construction activity at Northstowe with that for new developments at Longstanton (see policies SP/4 and SP/7) and should ideally avoid access from the west during the period until the new proposed Longstanton bypass is complete (see policy SP/13).				
Secondary, cumulative or synergistic effects: See above.				

NS/28 – Strategic landscaping

Requires developers to provide physical and vegetational landscaping as early as possible after outline planning permission is granted in order to allow the latter in particular to establish itself as soon as possible, particularly where it provides green separation that screens Longstanton and Oakington from the effects of the development.

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	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Positive contribution as it installs new biodiversity assets as early as feasible so that they will be available to local wildlife soon after construction begins.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	

3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	+(+)	In the short term, a protective measure to ensure Longstanton and Oakington are screened from construction activities as soon as possible. In the longer term the features will be part of green separation.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	

7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: Largely a preventative policy which aims to mitigate the visual impact of construction activity on residents of the existing settlements as early as possible.			
Summary of mitigation proposals: None.			
Secondary, cumulative or synergistic effects: None identified.			

NS/29 – Making use of existing buildings / resources on site

Proposes to recycle some components of the current military site (notably runway asphalt) for hardcore while retaining some heritage assets for appropriate use consistent with policy NS/21. Appropriate buildings on the site can provide temporary accommodation for local amenities so these can be phased with new housing.

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1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	+	+	Makes the case for using on-site sand and gravel that would be otherwise uneconomic to extract for the open market, thereby reducing consumption of other sources.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the	~	~	~	

countryside and wild places				
3.1 Avoid damage to designated historic sites and their settings	+	+	+	Respects potential heritage value of some structures on the military land.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Not addressed specifically; heritage implications covered by 3.1.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Encourages recycling of materials but prevents crushing and other activities at locations where it will cause nuisance to local residents.
4.2 Minimise waste production and support recycling	+	+(+)	++	Clearly the main objective of this policy.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	Health impacts (particularly from noise, vibration and dust) are covered by 4.1 above.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local	~	~	~	

people in the community			
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: Balances the need to maximise opportunities to re-use construction waste on-site while preserving key assets. It also includes site practice controls that complement those of NS/27.			
Summary of mitigation proposals: None.			
Secondary, cumulative or synergistic effects: None identified.			

NS/30 – Management of services, facilities, landscape and infrastructure

Requires preparation of management strategies for delivering the principal infrastructure components of the new settlement and ensuring their effective management in the longer term so they can continue to meet the needs of the community.

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1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	

2.3 Improve opportunities for people to access the countryside and wild places	~	~	~
3.1 Avoid damage to designated historic sites and their settings	~	~	~
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~
3.3. Create places and spaces that look good and work well	~	~	~
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~
4.2 Minimise waste production and support recycling	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~
5.1 Maintain and enhance human health	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	++	++	++	Provides for phasing of key infrastructure with occupation of the site.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: This is ostensibly a procedural policy defining management priorities which it is difficult to assess using the Framework, however it is sustainable insofar as this it ensures the settlement is coherent from the outset, ensuring new residents have access to an appropriate range of facilities and infrastructure.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				

NS/31 – Achieving the build rate

Requires the consortium of builders involved in developing the settlement to submit a statement indicating how they will achieve the 650-dwellings annual completion rate.

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1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	

2.3 Improve opportunities for people to access the countryside and wild places	~	~	~
3.1 Avoid damage to designated historic sites and their settings	~	~	~
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~
3.3. Create places and spaces that look good and work well	~	~	~
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~
4.2 Minimise waste production and support recycling	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~
5.1 Maintain and enhance human health	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: A further procedural policy which cannot be assessed using this Framework.			
Summary of mitigation proposals: The requirement to coordinate delivery of housing and services is addressed by policy NS/32.			
Secondary, cumulative or synergistic effects: None identified.			

NS/32 – Timing / order of service provision

Requires developers to support the schedule for house completions with a parallel schedule for delivering infrastructure.

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1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	

3.1 Avoid damage to designated historic sites and their settings	~	~	~
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~
3.3. Create places and spaces that look good and work well	~	~	~
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~
4.2 Minimise waste production and support recycling	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~
5.1 Maintain and enhance human health	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~
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7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~

7.2 Support appropriate investment in people, places, communications and infrastructure	++	++	++	Provides for phasing of key infrastructure with occupation of the site.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: This is ostensibly a procedural policy defining management priorities which it is difficult to assess using the Framework, however it is sustainable insofar as this it ensures the settlement is coherent from the outset, ensuring new residents have access to an appropriate range of facilities and infrastructure.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				